

Notice of Belief of Abandonment

Civil Code Section 1951.3

To:

_____ Name

Tenant(s) in possession of the premises at _____
Street Address

City of _____, County of _____, California

This notice is given pursuant to Section 1951.3 of the Civil Code concerning the real property leased by you at the above address. The rent on this property has been due and unpaid for 14 consecutive days and the lessor/ landlord or his/her agent believes that you have abandoned the property.

The real property will be deemed abandoned within the meaning of Section 1951.2 of the Civil Code and your lease will terminate on _____, 20____, a date not less than 18 days after the mailing of this notice (or not less than 15 days after this notice is served personally), unless before such date the undersigned receives at the address indicated below a written notice from you stating both of the following:

- (1) Your intent not to abandon the real property;
- (2) An address at which you may be served by certified mail in any action for unlawful detainer of the real property.

You are required to pay the rent due and unpaid on this real property as required by the lease, and your failure to do so can lead to a court proceeding against you.

_____ Date

_____ Signature of Landlord or Lessor

_____ Type or print name of Landlord or Lessor

_____ Address to which tenant or lessee is to send notice